



The Gavel



Newsletter of the Lycoming County Paralegal Association

2014 Officers and Board of Directors

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LCPA Membership Applications are due!

**LCPA members strive to promote the paralegal profession
and bolster relations with the local attorneys.**

**If you did not get an application for membership,
please email Cathy Drawbaugh Redden at catherine.redden@gmail.com**



PHOTO PROVIDED

The Lycoming County Paralegal Association voted to donate \$300 to St. Anthony's Center at their annual meeting in December. Shown, from left, are Sue Jones, vice president; Michele Frey, incoming president; Rachael Lepley Joy, treasurer; and Pam Toseki, outgoing president.

COMMUNITY SERVICE

The LCPA is a professional organization; however, once a year, during the holiday season, the LCPA partakes in some community service. In the past, the LCPA and its members have generously supported the Lycoming-Clinton Joinder in its effort to provide holiday gifts to local needy families.

This past year, this program was not available. Therefore the LCPA decided to make a donation to Saint

Anthony's Center in the amount of three hundred dollars. If you would like to be involved in next year's annual community service project, please contact any board member.

*Thank
You*

How can I ever "thank you" for what you have given to St. Anthony's Center. You, as volunteers who help to make the meals, etc., you give of yourselves and don't count the cost. Each day I thank God for you. To each of you, my dear friends, who give so generously to St. Anthony's on a monthly or yearly basis, or occasionally, how grateful I am!

You keep St. Anthony's going from day to day, year to year, for 33 years to be exact.

Each day I thank God for you. He looks down upon you with a smile and says to each of you, Well done, good and faithful servant. Whatever you do for the least of these brothers and sisters of mine, you did it for ME."

All those who give food, clothing, furniture, appliances, you have made so many people happy and so thankful for what they have received. Each day I thank God for you. To each of you who work for St. Anthony's Center away from the scene, but behind the scenes, thank you so much for your support and prayers. Everything you do counts in a very special way. Thank you! You are in my prayers each day. God love you, one and all!

Henry SCC
Sister Henry





Landlord/Tenant Act

A basic overview of the landlord's notice requirements

Generally, the Landlord/Tenant act requires landlords to provide ten day notice for eviction for non-payment and fifteen days if the eviction is for breach of a lease. However, the Landlord/Tenant Act allows these notice requirements to be waived completely in a written lease.

If the notice requirements are not waived, a landlord must give fifteen days notice if the lease is for one year or less and thirty days notice if the lease is for more than one year. If the eviction is for nonpayment of rent, the landlord must give ten days notice. Notice must be written and may be delivered by hand or posted on the door of the residence. The notice must also give the reason for the eviction. If there is no written lease, the reason for the eviction can be simply that the landlord has decided not to renew the lease.

Delinquent or otherwise offending tenants will often defend the action, even if they do not have a legitimate basis to do so. Unfortunately, some attorneys representing tenants file meritless appeals to "buy more time" for offending tenants. This habit is particularly unfortunate because it not only contributes to clogging our court system, but it causes our landlord clients additional expenses, loss of rent and additional time without possession of the property.



Even with a well drafted lease, proper eviction notices and correct filings, we oftentimes cannot achieve for our landlord clients possession of the property within a month's time. During this time our landlord clients will experience additional losses in rent and often experience damage to their properties. For these reasons, it is important to explain to landlord clients that the laws and procedures are, unfortunately, heavily in favor of the tenant. If we explain this to our landlord clients upfront, then we can be sure they understand the lengthy timeframes and additional losses that almost always occur during the eviction proceedings.





What do Personal Injury, Social Security Disability, Workers Compensation, and Divorce/Support cases all have in common? The need for Vocational Expert Testimony to assess and explain damages, disability, and earning capabilities. You have spent resources establishing or defending against liability. Now retain an expert so the damages aspect is professionally determined or rebutted.

Jerrold Rutkove, MA, CRC

Providing expert vocational analysis in the following counties:

**Bradford, Lycoming, Potter, Sullivan,
Susquehanna, Tioga and Wyoming.**

Tele: 570-867-1988

Web: www.rutkoverehab.com

Referrals rates are at \$90/hour in court, \$60/hour all else, rates for services.

Referral forms available online at: www.rutkoverehab.com

High School Mock Trial Competition

Across the state nearly three hundred teams of high school students are given the opportunity to act as lawyers and witnesses in simulated civil trials before actual judges and panels of juries comprised of lawyers and paralegals.

If you have never served as a juror at one of the mock trial events, you should consider volunteering next year. Watching Pennsylvania's youth debate legal issues is both rewarding and enjoyable.



The high school Mock Trial competitions were held in the Lycoming County Courthouse on January 27th, 28th and 29th.

Local lawyers, paralegals and paralegal students are invited each year to volunteer as members of the mock jury. Volunteers score each of the participants and select the winning team.





VOLUNTEERS NEEDED:

The LCPA sponsors the reception for the winners of the Lycoming County Law Day Competition.

The Law Day Ceremony is May 2nd at 4:00PM in Courtroom #1. The reception for the students will immediately follow.

Please assist the LCPA honor the winners!

If you are available to help out, please contact
Michele Frey at 323-3768 or by email at MicheleS@lepleylaw.com.

New Member

The LCPA welcomes new member **Traci Paulhamus**. She has been a paralegal at Lepley, Engelman & Yaw, LLC for more than two years. She works for Attorney Meghan Young and primarily is involved with cases pertaining to matrimonial and custody law. Traci was recently married and she lives in Montoursville.

The LCPA welcomes new member **Rebecca Hovenstine**. She is a paralegal at Dinges, Dinges & Waltz, LLC. She works for Attorney Mike Dinges and she is involved with cases which primarily pertain to civil trial practice in both state and federal courts, personal injury and negligence law, oil and gas law, and criminal law. Rebecca is also a notary public and a member of the Pennsylvania Association of Notaries. She graduated from the Paralegal Studies program at Penn College in 2009 and has been a paralegal for nearly four years. Rebecca lives in Williamsport and she enjoys shopping, listening to music, and spending time with friends and family.

What's Happening

On February 12th, Attorney Jim Malee hosted a Lunch and Learn event about drafting, creating and funding Trusts in Pennsylvania.

Attorney Malee is very knowledgeable and provided attendees with lots of tips and sample trust documents. An hour of time with Attorney Malee hardly seems like enough! He answered lots of questions regarding qualifying for nursing home care and veterans' benefits.



It does not go unnoticed that this was the third time that Attorney Malee has graciously volunteered his time to host a lunch and learn event for the LCPA.

Remind the lawyers that you know that the LCPA offers two free CLE credits to the attorneys that host our Lunch and Learn events.



Membership Celebration

On January 31st the LCPA hosted a Membership Celebration party at the Sticky Elbow restaurant. Most of the 2014 Officers and Board of Directors were in attendance, many with their spouses in tow. Also among the attendees were the two new members featured in this quarter's newsletter, Traci Paulhamus and Rebecca Hovenstien. A good time was had by all those who attended.



Upcoming Lunch and Learn Events:

Topic: Social Security Disability

Date: April 23rd

Host: Attorney Denise Dieter

Topic: Adoption, Involuntary Termination and Same Sex Couples

Date: June (TBA)

Host: Attorney Melody Protasio

Topic: Update on Oil/Gas Leases

Date: August 19th

Host: Attorney Dale Tice

Topic: Overview of Juvenile Law

Date: September 23rd

Host: Attorney Jeff Yates

Topic: Workmen's Comp Cases

Date: October 22nd

Host: Attorney Tim Rietz



All members are invited to Board Meetings (held the second Tuesday of each month) and are encouraged to join a committee. Please contact any board member if you are interested in joining a committee.

Committees: Membership, NFPA, Continuing Education, Job Bank, Service Project, Finance, Newsletter.



The LCPA has a facebook page!

Please “like us” on Facebook and you will receive updates on the LCPA lunch and learn schedule as well as membership news and events.

Legal Laughs



"Your honor, both the prosecution and the defense request you knock off the lawyer jokes."



Michele Frey is the 2013 editor of The Gavel. If anyone has any articles or contributions to The Gavel, please contact Michele at MicheleF@lepleylaw.com